



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2017-00032**

**Address:** 9910 Watts RD

**Current Revision #: 0**

**Submitted by:** Latitude 43, LLC

**Contact:** Dan Schmidt  
(608) 285-8680  
dans@rentfmi.com

**Project Type:** Land Use

**Description:** Construct residential building complex containing two apartment buildings with 105 total units and clubhouse

**Status:** Closed

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Lori Zenchenko</a>	Oct 16 2017
Engineering Review Main Office	Approved	<a href="#">Timothy Troester</a>	Oct 9 2017
Fire Review	Approved	<a href="#">William Sullivan</a>	Aug 8 2017
Lighting Review	Approved	<a href="#">Frederick Rehbein</a>	Aug 23 2017
Metro Review	Approved	<a href="#">Timothy Sobota</a>	Jul 28 2017
Parks/Forestry Review	Approved	<a href="#">Janet Schmidt</a>	Sep 14 2017
Planning Review	Approved	<a href="#">Timothy Parks</a>	Sep 15 2017
Traffic Engineering Review	Approved	<a href="#">Eric Poffenberger</a>	Sep 18 2017
Urban Design Commission Review	Approved	<a href="#">Chris Wells</a>	Sep 20 2017
Water Utility Review	Approved	<a href="#">Adam Wiederhoeft</a>	Oct 7 2017
Zoning Review	Approved	<a href="#">Jenny Kirchgatter</a>	Oct 11 2017

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CADD file received 2017-9-20

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Mapping Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names

All other levels (contours, setbacks, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions to lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

**Supplement Accepted****Comment Date:** 08/04/2017

Revised floor plans for Building A 1st floor. All others are OK. 9930 Watts Rd has revisions of: changing apt 118 to 116 and changing 120 to 118.

REVISED FLOOR PLANS 10/12/2017. ADDRESSING PLAN IS VOID UNTIL RE-REVIEWED AND UPDATED.

No apartment address numbers were included on plan sheets. They are still dated 03/22/17. Resubmit floor plan sheets to Christina Thiele and include the apartment numbers that were created and approved 7/26/2017.

Original comment: Submit a PDF of all floor plans for each separate building to Lori Zenchenko

(Lzenchenko@cityofmadison.com); so that a preliminary building and preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

**Supplement Accepted****Comment Date:** 08/04/2017

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Doc No 5363754

Exhibits Received Real Estate Project No. 11438 set up for amendments. Executed copy received 10-4-2017 at Real Estate.

There are private stormwater management facilities, building corners, portion of a pool and pool deck, significant grading and retaining walls proposed within the 75' wide easement for Pedestrian and Bike Path Purposes and the Wetland Buffer per the Plat of 1000 Oaks, Doc No. 4546990.

Upon approval of any of these improvements by City Engineering, applicant shall provide the legal description, map exhibits and \$500 administrative fees to Jeff Quamme (jrquamme@cityofmadison.com). He will coordinate with City Real Estate to administer an amendment to the existing 75' Wetland Setback line to match current requirements and also to the Bicycle and Pedestrian Easement to include only the lands needed for the 10' path. All amendments shall be as approved by City Engineering.

## ENGINEERING VERIFICATION

**Supplement Accepted****Comment Date:** 08/21/2017

Show location of proposed future 10-foot wide public bike path with 5 feet clear to each side of the path to facilitate future construction and maintenance. This will require 20-foot width outside the 30-foot wetland set back. Provide sufficient grading that confirms that the bike path can be built in the proposed location in the future. Relocate/adjust private stormwater management basins as necessary.

**Supplement Accepted****Comment Date:** 08/21/2017

Impact fees for Lower Badger Mill Creek Storm Impact Fee District are due on this lot. Amount due if paid in 2017 is \$26,759.39 (make payable to City of Madison Treasurer, submit to Tim Troester in City Engineering). These impact fees must be paid prior to final plan verification approval and issuance of a building permit.

**Supplement Accepted****Comment Date:** 08/21/2017

All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior to City Engineering sign-off. Current amount due is \$21,982.43. Make check payable to Madison Metropolitan Sewerage District and submit to Mark Moder or Tim Troester in City Engineering.

**Supplement Accepted****Comment Date:** 08/21/2017

Provide trench drain capacity calculations and pump design for the drains located at the entrances to both underground parking ramps. Trench drain capacity calculations shall be stamped by a Wisconsin P.E. and the pump designs shall be stamped by a Wisconsin P.E. or Master Plumber.

**Supplement Accepted****Comment Date:** 08/21/2017

This project is subject to City of Madison erosion control permitting requirements. Submit completed permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com).

**Supplement Accepted****Comment Date:** 08/21/2017

This project will disturb an acre or more of land area and will be subject to WDNR permitting requirements for erosion control and stormwater management. Submit a copy of the approved WDNR Construction Site Storm Water Runoff permit (WDNR NOI permit) to City Engineering. The City of Madison erosion control and stormwater management permits cannot be issued until WDNR has granted their permit approval.

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This project is subject to City of Madison stormwater management permitting requirements. Submit completed permit application, permit fee, stormwater management plan stamped by a Wisconsin P.E., modeling calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Stormwater Management Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding stormwater management requirements or stormwater permitting requirements can be sent to Megan at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com). [updated 9-27-17: permit will be issued when sub-pump info is received from plumber].

**Supplement Accepted****Comment Date:** 08/21/2017

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Megan Eberhardt at [Meberhardt@cityofmadison.com](mailto:Meberhardt@cityofmadison.com). The final document and fee should be submitted to City Engineering, attention: Megan Eberhardt.

**Supplement Accepted****Comment Date:** 08/21/2017

Submit electronic data files for the stormwater management modeling and calculations. Files can be emailed to Megan Eberhardt at [Meberhardt@cityofmadison.com](mailto:Meberhardt@cityofmadison.com) or submitted on CD to City Engineering.

**Supplement Accepted****Comment Date:** 08/21/2017

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) or submitted on CD to City Engineering.

**Supplement Accepted****Comment Date:** 08/21/2017

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The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Plat name and lot lines (metes & bounds parcel lines if unplatted)
- g) Platted lot numbers (noted "unplatted lands" if not platted)
- h) Lot/Plat property dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email CAD file transmissions are preferred to: [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) . The party responsible for the CAD file email transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal to City by applicant.

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**Note** **Comment Date:** 08/21/2017

The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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**Note** **Comment Date:** 08/21/2017

The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

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**Note** **Comment Date:** 08/21/2017

All work in the public right-of-way shall be performed by a City licensed contractor.

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**Note** **Comment Date:** 08/21/2017

All damage to street pavement on Watts Road adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>

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**Supplement Accepted** **Comment Date:** 09/15/2017

Impact fees for Lower Badger Mill Creek Sanitary Impact Fee District are due on this lot. Amount due if paid in 2017 is \$88,568.76 (make payable to City of Madison Treasurer, submit to Tim Troester in City Engineering). These impact fees must be paid prior to final plan verification approval and issuance of a building permit.

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Watts Road along with City water shall be constructed prior to erection of combustible construction materials.

**LIGHTING VERIFICATION****Supplement Accepted** **Comment Date:** 08/02/2017

The light level at the accessible parking and the back parking stalls is low. Please improve the light levels and use automatic daylight or time of day controls.

**PARKS FORESTRY VERIFICATION****Supplement Accepted** **Comment Date:** 09/14/2017

((park fees paid 9/14/2017)) Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the West Park -Infrastructure Impact Fee district. Please reference ID# 08115.1 when contacting Parks about this project.

**Note** **Comment Date:** 09/14/2017

City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

**PLANNING VERIFICATION****Note** **Comment Date:** 09/15/2017

The final plans appear to be consistent with the plans approved by the Plan Commission.

**Note** **Comment Date:** 09/15/2017

Regarding the condition, the HVAC penetrations will face the balconies. No HVAC or utility penetrations on the building shall not face Watts Road. No utility or HVAC pedestals or penetrations, including HVAC wall packs for units, and gas meters or electric meters for buildings/ units shall be permitted without specific approval by the Urban Design Commission and Plan Commission.

**TE VERIFICATION****Note** **Comment Date:** 08/02/2017

No plan attached 7/28/17

**Supplement Accepted** **Comment Date:** 08/17/2017

Provide an electronic copy of the site plan, .pdf preferred, e-mail plan to Eric Poffenberger - epoffenberger@cityofmadison.com

**Supplement Accepted** **Comment Date:** 08/17/2017

The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

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A deposit of \$1000.00 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Accepted****Comment Date:** 08/17/2017

A deposit of \$0.00 payable to City Treasurer will be required for the electrical installations or modifications deemed necessary with the completion of the development. Make check payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Accepted****Comment Date:** 08/17/2017

The Driveway Approach form is already filled out in Traffic Engineering Office and requires only the fee / deposit to be paid as noted prior to site approval. The Driveway Approach Fee of \$ 100.00 and Deposit to Insure Conduit of \$600.00 is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Poffenberger, Traffic Engineering, 30 W. Mifflin St; Suite 900, P.O. Box 2986, Madison, Wisconsin 53701-2986.

**Supplement Accepted****Comment Date:** 08/17/2017

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at anytime per the recommendation/plan of Traffic Engineering and City Engineering Depts.

**Supplement Accepted****Comment Date:** 08/17/2017

The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet – 25 feet behind the property line at streets and 10 feet at driveways.). If applicant believes public safety can be maintained they shall apply for a waiver of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the waiver shall be the determination of the City Traffic Engineer. Place and dimension all vision triangles in the proposed plan.

**Supplement Accepted****Comment Date:** 08/17/2017

The applicant shall realign the ADA access ramp with the painted hatched region adjacent the ADA stall.

**Supplement Accepted****Comment Date:** 08/17/2017

The applicant shall work with Traffic Engineering and City Engineering to determine the final alignment of the path on the western side of the property.

**Supplement Accepted****Comment Date:** 08/17/2017

The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

**Comment Date:** 08/17/2017**Supplement Accepted****Comment Date:** 08/17/2017

Add a note on underground parking sheets that Residential Parking only. If not the case we will need to remove end stalls for turn around.

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Driveway dimensions curb cut/ flare/approach width does not add up.

**Supplement Accepted****Comment Date:** 09/07/2017

Extending sidewalk to 7 along parking for doors ect.

**Note****Comment Date:** 09/08/2017

Just need fees to approve. Approved plan is in the project folder.

**URBAN DESIGN VERIFICATION****Supplement Accepted****Comment Date:** 08/09/2017

Registered Landscape Architect's stamp is required.

(2017/09/20 Update): Stamped Landscape Plan accepted

**WATER UTILITY VERIFICATION****Note****Comment Date:** 10/07/2017

A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

**ZONING VERIFICATION****Supplement Accepted****Comment Date:** 09/15/2017

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

**Supplement Accepted****Comment Date:** 09/15/2017

Provide details showing that the proposed landscape islands contain a minimum of 75% vegetative cover. Per Sections 28.142(3)(c) and 28.142(4)(e), planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

**Supplement Accepted****Comment Date:** 10/11/2017

Provide details of the pool and pool deck area, retaining wall and other site amenities.

**Supplement Accepted****Comment Date:** 09/20/2017

The final site compliance date is December 31, 2018.

Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.



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Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.